

A G E N D A

RYE CITY PLANNING COMMISSION

December 10, 2002

8:00 PM

Held in the City Council Hearing Room of the Rye City Hall

I. HEARINGS

1. Barber (Philips Lane)*

<i>Required Approval(s):</i>	Wetland Permit(WP108)
<i>Location:</i>	8 Philips Lane, Sheet 153.11, Block 2, Lot(s) 30
<i>Project Description:</i>	Demolition of an existing single family residence and the construction of a new single family residence

**** This Hearing will be Continued to the Commission's Jan 14, 2003 Agenda***

II. ITEMS PENDING ACTION

1. Barber (Philips Lane)

See Description Above

2. Ann Lane Subdivision

<i>Required Approval(s):</i>	Preliminary Subdivision and LWRP Coastal Consistency (SUB#277)
<i>Location:</i>	14 Ann Lane, Sheet 146.11, Block 3, Lot(s) 85
<i>Project Description:</i>	Subdivision of property into 4 lots and extension of Ann Lane cul-de-sac

3. Walker Subdivision

<i>Required Approval(s):</i>	Subdivision, LWRP Coastal Consistency (SUB#272) and Wetland Permit (WP#119)
<i>Location:</i>	179 Forest Ave., Sheet 146.12, Block 02, Lot(s) 39
<i>Project Description:</i>	Subdivision of property into two lots and construction of driveway in wetland buffer or, in the alternative, three-lot subdivision with no wetland buffer disturbance.

4. Presentation by Westchester County

<i>Project Title:</i>	Tidal Wetland Project (Contract No. 02-215) (WP#120)
<i>Location:</i>	Rye Golf Club, Milton Harbor
<i>Project Description:</i>	Tidal Wetland Management

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5. JDS Properties Site Plan

<i>Required Approval(s):</i>	Site Plan Permit SP#266
<i>Location:</i>	1091 Boston Post Road, Sheet 146.07, Block 3, Lot 23
<i>Project Description:</i>	Convert a 3-unit building to a mixed-use building, including professional office business located on 1 st and 2 nd floor and rental residence in basement.

6. Restaurant Zemak L.L.C.

<i>Required Approval(s):</i>	Final Site Plan SP#267
<i>Location:</i>	56-60 Purchase Street
<i>Project Description:</i>	Conversion of Vacant Retail Store to Restaurant

7. 95 Wappanocca

<i>Required Approval(s):</i>	Wetland Permit (WP#121)
<i>Location:</i>	95 Wappanocca Ave., Sheet 139.19, Block 2, Lot 8
<i>Project Description:</i>	Addition to Single-Family Residence within 100-foot wetland buffer.

8. Rockridge Christmas Tree Sales

<i>Required Approval(s):</i>	Use Permitted Subject to Add. Stnds. Reqs.
<i>Location:</i>	280 Purchase St., Sheet 139.19, Block 3, Lot(s) 5.2
<i>Project Description:</i>	Temporary Sales of Christmas Trees

9. Minutes